

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.



Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 26/00245/FUL

Highway Reference Number: 2026/0245/04/H/FSA

Application Address: Holywell Farm Desford Lane Ratby Leicester Leicestershire LE6 0LE

Description of Application: Works to outbuilding to form ancillary accommodation

GENERAL DETAILS

Planning Case Officer: Sophie Iliffe

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Highway Authority (LHA) refers the Local Planning Authority (LPA) to current standing advice provided by the Local Highway Authority dated September 2011.

The LHA note there was an application for similar proposals submitted under planning application 25/00993/FUL for a two-bedroom dwelling. Whilst the LHA referred the proposals to the 'Standing Advice' document September 2011, the LPA subsequently refused the proposals on 8 January 2026 on non-highway matters.

Having reviewed the submitted documents it is unclear as to what the proposals are for. The application description states the proposals are for works to an outbuilding to form ancillary accommodation. However, the submitted information demonstrates three x garage spaces and office space. Although the 'Planning Statement' states within the text that the proposals are for accommodation whilst demonstrating plans referencing office space as per previously approved plans granted under application number 14/00206/FUL, however, 14/00206/FUL is no longer extant.

Whilst it does appear unclear as to the proposed use, the LHA are satisfied that given the small-scale nature of the proposals, and the fact that the barn could produce trips in its own right that this be again dealt with via the 'Standing Advice' document dated September 2011.

Public Right of Way (R42)

The access to the application site is a long narrow unmade farm track, much of which is also public right of way Bridleway R42, though this is not mentioned in the Planning Statement. As the proposed development is small in scale any site traffic will be limited. However, construction vehicle drivers do need to be made aware that pedestrians, horse-riders and potentially mountain bike riders may also be using the farm track at any time and have a legal right to do so.

Noting the proposed work, the Public Rights of Way section is satisfied that the use and enjoyment of Public Bridleway R42 should not be significantly affected.

Informatives

Where activity is on or near public rights of way, the applicant needs to aware that:

- Prior to construction, measures should be taken to ensure that users of the Public Right(s) of Way are not exposed to any elements of danger associated with construction works.
- The Public Right(s) of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.
- The Public Right(s) of Way must not be further enclosed in any way without undertaking discussions with the Highway Authority (0116) 305 0001.
- If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to networkmanagement@leics.gov.uk at least 12 weeks before the temporary diversion is required.
- Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.
- No new gates, stiles, fences or other structures affecting a Public Right of Way, of either a temporary or permanent nature, should be installed without the written consent of the Highway Authority. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way and the County Council may be obliged to require its immediate removal.

Date Received
8 April 2026

Case Officer
Neal Chantrill

Reviewer
BD

Date Issued
28 April 2026